

November 29, 2000

**TO:** Mayor and City Council

**FROM:** John Lettelleir, Director of Planning

**SUBJECT:** Results of the Planning & Zoning Meeting November 28, 2000

**The following item is scheduled for the December 5, 2000 City Council Meeting**

**Public Hearing:** Zoning Case Z2000-64  
**Applicant(s):** Joe Graham, FWL 95, LTD.

**DESCRIPTION:**

A request to rezone 1.5± acres on the west side of future Teel Parkway, 800± feet north of future Stonebrook Parkway from Information & Technology to Single-Family-4. Neighborhood #42.

**APPROVED:** 6-0 **DENIED:** \_\_\_\_\_ **TABLED:** \_\_\_\_\_

**RECOMMENDATION:**

Recommended for approval as Single-Family-4 subject to the filing of the approved conveyance plat for Stonebrook Parkway and Teel Parkway.

MH/sg

cc: Joe Graham 214-522-6103  
Jeff Miles 972-248-1414  
Frank Jaromin  
Donnie Mayfield  
Mack Borchardt

**Agenda No.:** 8a  
**Public Hearing:** Zoning Case Z2000-64  
**Applicant(s):** Joe Graham, FWL 95, LTD.

---

**DESCRIPTION:**

A request to rezone 1.5± acres on the west side of future Teel Parkway, 800± feet north of future Stonebrook Parkway **from** Information & Technology **to** Single-Family-4. Neighborhood #42.

**REMARKS:**

This is a request to rezone 1.5± acres from Information & Technology to Single-Family-4. Zoning and land use of the surrounding property is as follows:

Direction	Land Use	Zoning	Comprehensive Plan
North	Undeveloped	Retail and Single-Family-4	Single-Family Residential
East	Undeveloped	Information & Technology	Technology
South	Undeveloped	Single-Family-4	Single-Family Residential
West	Undeveloped	Single-Family-4	Single-Family Residential

**Conformance to the Comprehensive Plan**

**Future Land Use Plan** -- The Future Land Use Plan designates residential uses for the west side of Teel Parkway. This request complies with the Future Land Use Plan. Last year, this property was rezoned from Agricultural to Information & Technology and Retail (Zoning Case Z99-51). The zoning exhibit for Z99-51 showed this property on the east side of Teel Parkway. The property was zoned in accordance with the Future Land Use Plan. Since approval of Z99-51, a conveyance plat has been approved reserving right-of-way for Teel Parkway and Stonebrook Parkway and establishing the alignment of these thoroughfares. Due to a modified alignment of Teel Parkway, this property is located west of Teel Parkway.

**Thoroughfare Plan** -- The Thoroughfare Plan shows Teel Parkway, a six-lane divided thoroughfare, bordering the request. The zoning exhibit shows future rights-of-way for Teel Parkway and Stonebrook Parkway.

**Environmental Considerations** -- The City's environmental analyses contained within the Comprehensive Plan do not identify floodplains and wetlands, slopes, soils, or sensitive habitats, which are unsuitable for development in the area of this property.

**Access** -- The property is part of a 24.9± acre tract of land. Access to the entire tract will be provided from frontage along future Teel Parkway and future Stonebrook Parkway. The west side lanes of Teel Parkway to the north are to be constructed with the construction of Heritage Village. The west side lanes of Teel Parkway to the South are to be constructed with the construction of Lone Star Ranch.

**Water and Sanitary Sewer Services** -- Water and sanitary sewer services must be extended to the property. Utilities are being constructed 1,700± feet to the north with the development of Heritage Village and 2,200± feet to the south with the development of two residential subdivisions within the Lone Star Ranch development, Saddle Brook Village - Phase 1 and Quail Meadow Village - Phase 1.

**Schools** - The Frisco Independent School District has acquired several properties for development of schools within the area. An elementary school is planned west of Twin Falls Drive south of the Waterford Falls subdivision. A middle school is planned south of the Westfalls Village subdivision within the Lone Star Ranch development. The property at the southeast corner of future Stonebrook Parkway and future Teel Parkway is envisioned as a high school site.

**Parks** - The Parks Department is in the process of acquiring property adjacent to the above referenced elementary school site west of Twin Falls Drive south of the Waterford Falls subdivision. Additional property will be needed in the area for the development of a neighborhood park, but not on this property.

The request complies with the Comprehensive Plan. Staff recommends approval of the request as submitted.

**RECOMMENDATION:**

Recommended for approval as Single-Family-4 subject to the filing of the approved conveyance plat for Stonebrook Parkway and Teel Parkway.